081.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	572,200 / 572,200
					USE VALUE:	572,200 / 572,200
					ASSESSED:	572,200 / 572,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
441		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY KAREN P & PEARSE H
Owner 2:	
Owner 3:	
Street 1:	441 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAYWARD DANIEL J--ETAL -
Owner 2:	HAYWARD MARGARET -
Street 1:	441 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,549 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5549.000	202,700		369,500	572,200
Total Card	0.127	202,700		369,500	572,200
Total Parcel	0.127	202,700		369,500	572,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.74 | /Parcel: 425.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

50063

GIS Ref

GIS Ref

Insp Date

10/12/18

!6546!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,700	0	5,549.	369,500	572,200	572,200	Year End Roll	12/18/2019
2019	101	FV	175,600	0	5,549.	374,800	550,400	550,400	Year End Roll	1/3/2019
2018	101	FV	175,600	0	5,549.	279,700	455,300	455,300	Year End Roll	12/20/2017
2017	101	FV	175,600	0	5,549.	253,400	429,000	429,000	Year End Roll	1/3/2017
2016	101	FV	175,600	0	5,549.	242,800	418,400	418,400	Year End	1/4/2016
2015	101	FV	164,700	0	5,549.	205,900	370,600	370,600	Year End Roll	12/11/2014
2014	101	FV	164,700	0	5,549.	195,300	360,000	360,000	Year End Roll	12/16/2013
2013	101	FV	164,700	0	5,549.	185,800	350,500	350,500		12/13/2012

PRINT

Date	Time
12/10/20	21:18:28

LAST REV

Date	Time
10/16/18	09:28:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6546

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYWARD DANIEL	62059-148		6/20/2013	Mult Lots	350,814	No	No		
O`BRIEN HENRY J	23929-278		11/19/1993		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	50063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2015	1750	Alterati	500					
10/15/2014	1340	Manual	1,228					Replace rear entra
5/1/2014	419	Re-Roof	7,400					
12/22/2004	1205	Manual	2,000			G6	GR FY06	insert wood burnin

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
6/3/2014	External Ins	PC	PHIL C
3/26/2009	Meas/Inspect	163	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
4/21/2000	Inspected	264	PATRIOT
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5549		Sq. Ft.	Site		0	70.	0.95	5			Med. Tr	-10					369,475						369,500	

Total AC/HA: 0.12739 | Total SF/SM: 5549 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,475 | Spl Credit | Total: 369,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293760
Depreciation:	91066
Depreciated Total:	202694

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

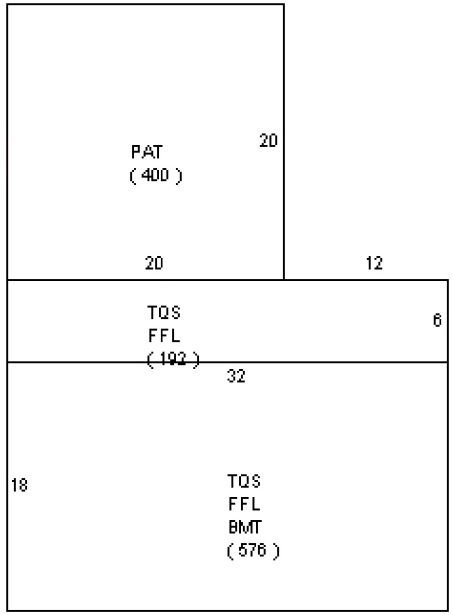
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	87.37
Final Total:	202700	Val/Su SzAd	150.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	141.740	108,853
BMT	Basement	576	42.520	24,492
TQS	3/4 Story	576	141.740	81,640
PAT	Patio	400	3.190	1,275

Net Sketched Area:	2,320	Total:	216,260
Size Ad	1344	Gross Are	2512	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc